

SWAN LAKE ESTATES: APPROVED PLANS 21 HOMES ON THE LAKE

OVER 450 THERAPUTIC ACRES ON THE HISTORIC SWAN LAKE (Includes the Entire Swan Lake)

SUBDIVIDED & READY TO BUILD 21 LOTS (not approved - just subdivided)

OR BUILD A ONE OF A KIND MANSION 90 MINUTES FROM NYC

\$2,650,000

RE Taxes: an average of \$3,500 per lot x 21 Lots = \$73,500 per year.

VIDEO: https://youtu.be/NYPes3Zovgc





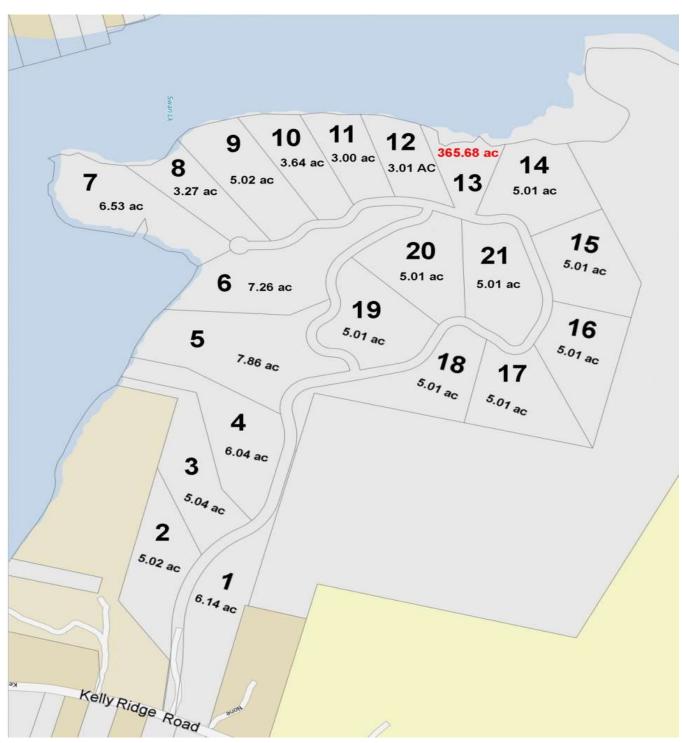
SITE AND ZONING INFORMATION:

TAX PARCEL NO	44-1-1	88.67 ACRES
	44-1-8	25.35 ACRES
	44-1-2.2	332.96 ACRES
	44-1-7.3	0.94 ACRES
	TOTAL	467.92 ACRES

RD - RURAL DEVELOPMENT DISTRICT DEVELOPMENT STANDARDS

	MINIMUM	
ITEM	REQUIRED	PROPOSED
LOT AREA 60	,000 SF.	130,680 SF
LOT WIDTH (MIN)	200 FT.	51 FT
LOT DEPTH	200 FT.	200 FT
FRONT YARD	50 FT.	53 FT
REAR YARD	25 FT.	88 FT
ONE SIDE YARD	25 FT.	41 FT
LOT COVERAGE (MAX)	15%	6%
BUILDING HEIGHTS	35 FT.	35 FT







LOT SUBDIVISION AND SIZE OF EACH LOT

LOT#	LOT SIZE:
Highway parcel	0.13 Acres
1	6.14 Acres
2	5.02 Acres
3	5.04 Acres
4	6.04 Acres
5	7.86 Acres
6	7.26 Acres
7	6.53 Acres
8	3.27 Acres
9	5.02 Acres
10	3.64 Acres
11	3.00 Acres
12	3.01 Acres
13	365.68 Acres (includes Swan Lake)
14	5.01 Acres
15	5.01 Acres
16	5.01 Acres
17	5.01 Acres
18	5.01 Acres
19	5.01 Acres
20	5.01 Acres
21	5.01 Acres
22	

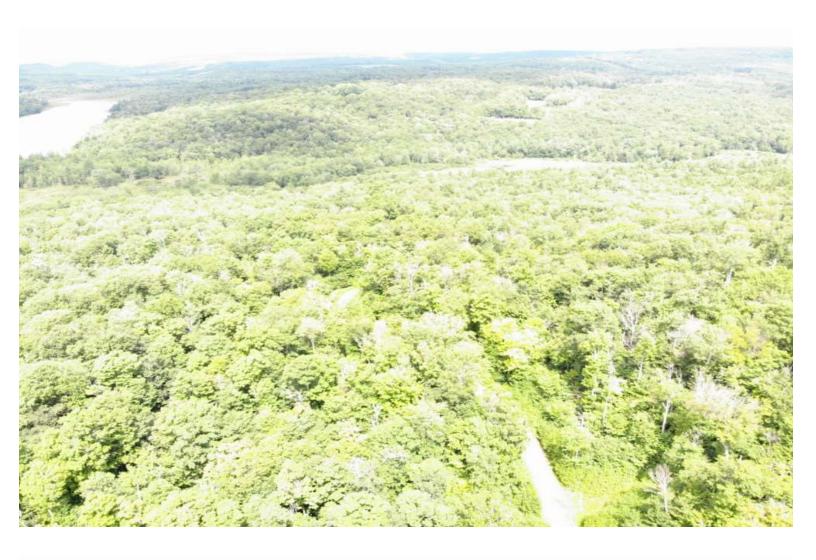














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COURSE DESCRIPTIONS	H	1	MENUTY	SPENS.	712.0	1	Michael	NOTE OF Y	1979	1	1	1	+	+	+	+	+	F	1	1	NATURY Y	10 May 10 mg	10 43 M	Triplet.	WW.
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	E		10 1000 of 10000	A- 185.00 to 430.44	RIII A	MUSTRY	As 13/10 (v 2/10)	1. 18.00 Co 14.00			T		-	-	1	1	MP07				ACTIVITY ACTIVITY	NATUTO'S ADD	ALLEENN NO.	10 MOS	Dr. 80707.6"
	0		WINNEY W	THENDS	O'DE 4)	to MAN to MAN NAMES	TOTAL	4,000 KY	-			St. 19.00	A,EEEast	Adjans	A. A. Billion	0 (a)	0 0300 0 0300 0 0300 0 0000 0 0000			TOWN OF STREET	64 400.00 C+ 400.00 C+ 400.00	A. MAN.	1 11.00 to	Maray	10.00
	S	107.07 71.27	10 10 to 10	6+ 333.00 (* MA)	TOWN	SW67YY XXD	1- 11.00 1- 11.00 3- 1-11.00	A 100 th	10 10 10 10 10 10 10 10 10 10 10 10 10 1		Marin of	THURST		+	+	7.470s	WHITE W			ASSTRUTE ASSTRUCT	WHEN WAS	N. C.	AJEBNO BUN	A- 728.00	IN WAR
	В	700307 20407	ANCHA ANCHA	NATURE JOHER	6- 2/8/09 (- 72.0 (- 72.0)	athib)		THYSTHY THYST	THENT I			10 MM	Africa	NGO.	Market Market	Laure	Trans	WILLY SEN	NEW -1	10 A133 10 A133 00 1730287	6- 1000 1- 1000 10- 1000	10 13.00 to 10.00 to	1- 1948 4- 1948 4- 1948)*	TATATA	2000
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1	107	PARCEL	-	2	3	+	2	9		1	0	6	10	11	12	13	14	15	91	11	18	61	20	21	1

NOTES

- LOT GEOMETRY FOR TAX PARCEL 44-1-1 TAKEN FROM A MAP ENTITLED SURVEY MAP OF LANDS OF AUM AT SWAN LAKE, LLC AS FREPARED BY ROBERT T. LOUNSBURY, P.L.S., LATEST REVISION 2/20/04

- AS PREPARED BY ROBERT T. LOUNGBURY, P.L.S., LATEST REVISION 2/20/04

 2. LOT GEOMETRY FOR TAX PARCEL 4.4-1.6 TAXEN FROM A MAP ENTITLED SURVEY MAP OF LANDS OF AJM AT SWAN LAKE, LLC*
 AS PREPARED BY RODERT T. LOUNGBURY, P.L.S., LATEST REVISION 2/20/04

 3. PARCELS SUBJECT TO UTILITY EASEMENTS AND HIGHWAY USE DEDICATION OF RECORD
 4. LOT 13 INCLUDES ALL ROAD A & B AREAS, LOT 13 RECREATION AREA AND ALL OF
 SWAN LAKE INCLUDING PARCELS A, D, F, F. I. I. AND 1.4 SO ESCRIBED AND SHOWN ON
 SURVEY MAPS CERTIFIED ON 2/26/04 BY ROSERT T. LOUNGBURY, F.L.S.
 PARCELS A, D, F AND F-1 ARE PURTHER REFERENCED AS TOWN OF LIBERTY TAX PARCEL 44-1-73.

 PARCELS A, D, F AND F-1 ARE PURTHER REFERENCED AS TOWN OF LIBERTY TAX PARCEL 44-1-73.

 SITUATION OF THESE MAPS ARE ATTACHED AS SHEETS 1A, 1B, 1C, AND 1D.

 5. IT IS INTENDED THAT TOWN OF LIBERTY TAX PARCELS 44-1-1, 44-1-2, 2, 44-1-5 AND 44-1-73 BE CONSOLIDATED INTO A
 SINGLE PARCEL THEN SUBDIVIDED AS SHOWN AND DESCRIBED ON THIS FUND.

 6. ALL ROADS AND RECREATION AREAS ARE TO REMAIN PRIVATE AND THE FILING OF THES MAP DOES NOT CONSTITUTE AN
 IRPORTANCE OF INCLUDING ANY STREETS OR RECREATION AREAS SHOWN HEREON TO THE TOWN OF LIBERTY, AS

 7. PROPERTIES THAT FRONT ALONG THE SHORELINE OF SWAN LAKE ARE TO RUN TO THE INVALIDATION AT THE LOWEST BOUNT.

- 7 PROPERTIES THAT FRONT ALONG THE SHORELINE OF SWAN LAKE ARE TO RUN TO THE LOW WATERLINE AT THE LOWEST POINT.
 5. LOTS 14 4 15 ARE SUBJECT TO THE RULES AND REGULATIONS OF THE N.Y.S. D.E.C. WETLANDS ACT: AND THE LOW BUFFER ZONES THAT WOULD BE REQUIRED BY THE SAME ALONG THE BOUNDS OF PARCEL LW-22

SITE * ZONING INFORMATION

AJM at

SWAN LAKE ESTATES, LLC II WENDOVER DRIVE HUNTINGTON, N.Y. 11743

TAX PARCEL NO

RD - RURAL DEVELOPMENT DEVELOPMENT STANDARDS

ITEM	MINIMUM REQUIRED	PROPOSED
LOT AREA:	60,000 SF	130,680 SF
LOT WIDTH (MIN):	200 FT.	51 FT
LOT DEPTH (MIN):	200 FT.	200 FT.
FRONT YARD:	50 PT.	53 FT.
REAR YARD:	25 FT.	88 FT.
ONE SIDE YARD :	25 FT.	41 FT.
LOT COVERAGE (M		6%
BUILDING HEIGHT (MAX): 35PT.	35 PT.

COURSE DESCRIPTIONS

LOT #	A	8	C	0	E	F	G	H	, ,				-		
HOCHWAY PARCEL	NUMBER .	AUSMT 20.65	STATE STATE				0	77	/	1	K	4	11	N	107 SIZE
1	ASSESSE	ATTYTY W	A- 150.30 L- 66.63	KRESYDO'S	7- 27020 1- 38133	147.838.8	5 400	MESEVEN	A 1000						0.13 40
2	strye's	N77367# 204.06	2-33-35" 2- 35523 1- 3543	SUNSTA	0=353538* A= 33030 1= 430.44	ENSARY	in 28841 Intrave	SHEET SHEET	E= 17431	102.14, 103.25.31,A	AJI AJI	105.W"			6.14 AL
3	ABJ 25'W Sel 12	2- 276.09 1- 72.02	2-131,43, 2-131,43,	4- ASILINE 1- MIAJ	8-373738	HELE	to Bar	ma							5.02 A
4	ASERS'W ASER	On ISTATION	SHEMSKY.	6-283938 6-383838	MISTRY	A- 210.00 0- 100.00									5.04 A
5	AST UT W SEAS	KUTTYTY	76.63 5- 76.63 1- 87.63	\$4365658*	36266 4- 0330 1- 31(3)	9=38,434,	F- 76.57	SEFESTIVE		F- 101.00					6:04 1
6	Am 53.00 (m 304.50	MOSTO'S MAD	\$= 100.00 \$= 100.00	AMBERG'S	5-142363F	AUTO SITE	to page	10.09	202.54 202.54	5-363535, 5-363535,					7.86 1
	1- 14/10 1- 14/10	DI MAN	5-10000	13 de 231 de 201	be aristed	14.70	5- 1000 ·	SAST SAST	5-77.257	ALAS ALAS	5- 425.30 (- 255.65 8-16 kg hg*	villaber.	Fix \$5.23 (N \$1.23 (A STROM)	Siegelett.	726
7	1 - HH	D NEW	01 0- 0000	ROBERT	S) MINTER	77 ~72									
8	0- 19-10 1- 1/0-10 1- 1/0-10	DOSPAT'W WAN	F 10 10			-	-								5.53
9	MINISTER .	In Total	THEN THE	C 1/440 C 1/440 C 4/440		-	-1-	-		1		-			3.27
10	A STATE OF THE STA	tarejny's	200	100 2020/2	1			-		1					1000-
11	to Miles	M5136	t= 100000°	SAME A				-	-	1	-	-			1.00 AC
13	the states.	STATE STATE	-82.80x	E0010100'0						1	1	1	1		3.01 AC
	An 175.00	ASSTAT	MANAGA	5- 175.00 5- 165.30 5- 195.00	ACCOUNT !										365.68 /
15	5- 175/30°	2002364	43.91	0- 802934"	35.10	6							1		5.01 AC
	\$= 1626.00, \$= 1626.00,	202.14 6- 327.00						9							5.01 A
16	ADE #5	0+ 101.70 0+ 101.708*		F- 100.00											5.01 4
17	White and	1+ A333 0+ (72025* A- 33120	ASPREACE Z.E.I	5-105343F											5.01 /
18	126.18,30,A	E= 192.61 d= 3/8.65	108 4531°W 75.87	6- 124 00 6- 100 70 7	ACCOUNTS IN THE	WASSESSA WASSESSA	6- 191.45 0- 491.45	A45**75** 135.50	T= 13378 \$= 12580	ASPEVEST JEN	4× 86.00 4× 86.00 6× 000 40	ACCEPTED TO SELECT			5.21
19	N8945779 24.69 7- 125.00	2- 15-50°	NATION AND AND AND AND AND AND AND AND AND AN	C= 187.18 S=1497837	10273717W 40,01	1- 142.87 2- 743.78°	56730'33'V 34.18	6= 175.00 6= 200.29 f= 45.34'21"	2- 175.00 (- 75.00 (- 14726)	5- 133.05 6- 21.65 8- 979'45'	THE SALES	6- 175 as 6- 191 77	POTY	-	5.01
20	In 142.53 In 48'45'05"	\$~ \$75,00 \$~ \$74.65 \$~ \$5577"	101.10 101.1031,A	1= 43.35 d= 497.720°	M04287379 64,36	t= 100 th	METHODAY 12.84	1- 425 70 0- 2007 0- 2007	ANTHENE			7+ 305(39)		-	-
21	6- 2523.35°	APTIVITY ELTP	1- 112 12 2- 20100	ADZDAY 20.78	5- 76.00 1- 106.57 8- 822874*	MEDITOR'S LIN.HI	20 20 mm	JAVEN'NY HT.M	5- 5077 4- 5077 4- 5077	Surprier's	1- 301.00 1- 10.30 0- 179075*	Difference 2000	25 200	10000	1501

SWAN LAKE

PARCEL D

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TOWN OF LIBERTY PLANNING BOARD APPROVAL

Wasson Engineering



21 LOT SUBDIVISION PLAN-KELLY BRIDGE A.J.M. AT SWAN LAKE ESTATES KELLY BRIDGE ROAD

TOWN OF LIBERTY SULLIVAN COUNTY, NEW YORK